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CSI PROPERTIES LIMITED
資本策略地產有限公司 *

(Incorporated in Bermuda with limited liability)

(Stock Code: 497)

(Warrant Code: 2612)

OVERSEAS REGULATORY ANNOUNCEMENT

This overseas regulatory announcement is issued pursuant to Rule 13.10B of the Listing Rules.

Reference is made to the Company's announcements (the "**Announcements**") dated 14 May 2025, 22 September 2025 and 21 May 2026 in relation to the issue of U.S.$150,000,000 10.50 per cent. Guaranteed Notes due 2028 by ESL on 21 May 2025, the issue of U.S.$50,000,000 10.50 per cent. Guaranteed Notes due 2028 by ESL on 29 September 2025 and the issue of U.S.$50,000,000 10.50 per cent. Guaranteed Notes due 2028 by ESL on 29 May 2026 (together, the "**Notes**"). All capitalised terms used herein have the same meaning as defined in the Announcements, unless otherwise defined.

Please refer to the attached announcement dated 23 November 2026 in relation to the completion of the first scheduled partial redemption of the Notes in aggregate principal amount of U.S.$37,500,000 in accordance with the terms and conditions of the Notes, which was published on the website of SGX-ST on 23 November 2026.

* *For identification purpose only*

The posting of the attached announcement with this announcement on the website of Hong Kong Exchanges and Clearing Limited and on the Company's website is only for the purpose of facilitating equal dissemination of information to investors in Hong Kong and compliance with Rule 13.10B of the Listing Rules, and not for any other purposes.

The attached announcement must not be regarded as an inducement to subscribe for or purchase any securities of the Company or ESL, and no such inducement is intended.

By Order of the Board of
CSI Properties Limited
Tang Wallace
Company Secretary

Hong Kong, 23 November 2026

As at the date of this announcement, the executive directors of the Company are Mr. Chung Cho Yee, Mico (Chairman), Mr. Kan Sze Man, Mr. Chow Hou Man, Mr. Ho Lok Fai, Mr. Leung King Yin, Kevin and Ms. Chung Yuen Tung, Jasmine; and the non-executive director of the Company is Mr. Lo Hing Hung (with Mr. Ip Ho Wang as his alternate); and the independent non-executive directors of the Company are Mr. Shek Lai Him, Abraham, GBS, JP, Mr. Chak Hubert, Mr. Yip Ka Kay and Mr. Tai Kwok Leung, Alexander.

This announcement is for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for the securities referred to herein or an invitation to enter into an agreement to do such things, nor is it calculated to invite any offer to acquire, purchase or subscribe for any securities.

CSI PROPERTIES LIMITED
資本策略地產有限公司*

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COMPLETION OF FIRST SCHEDULED PARTIAL REDEMPTION OF NOTES

Reference is made to the Company's announcements (the "**Announcements**") dated 14 May 2025, 22 September 2025 and 21 May 2026 in relation to the issue of U.S.$150,000,000 10.50 per cent. Guaranteed Notes due 2028 by ESL on 21 May 2025, the issue of U.S.$50,000,000 10.50 per cent. Guaranteed Notes due 2028 by ESL on 29 September 2025 and the issue of U.S.$50,000,000 10.50 per cent. Guaranteed Notes due 2028 by ESL on 29 May 2026 (together, the "**Notes**"). All capitalised terms used herein have the same meaning as defined in the Announcements, unless otherwise defined.

According to the terms and conditions of the Notes, ESL shall redeem U.S.$37,500,000 in aggregate principal amount of the Notes at their principal amount on each of 21 November 2026 and 21 May 2027, in each case together with accrued and unpaid interest, if any, to (but excluding) such date fixed for redemption on a pro rata basis by way of a proportional reduction in the principal amount of each Note.

The Company hereby announces that, ESL has completed the first scheduled partial redemption of the Notes in aggregate principal amount of U.S.$37,500,000 (the "**Redeemed Notes**") in accordance with the terms and conditions of the Notes, representing 15% of the aggregate principal amount of the Notes originally issued. The Redeemed Notes have accordingly been cancelled.

* *For identification purpose only*

Immediately after the cancellation of the Redeemed Notes, U.S.$212,500,000 in aggregate principal amount of the Notes remains outstanding.

By Order of the Board of
CSI Properties Limited
Tang Wallace
Company Secretary

Hong Kong, 23 November 2026

As at the date of this announcement, the executive directors of the Company are Mr. Chung Cho Yee, Mico (Chairman), Mr. Kan Sze Man, Mr. Chow Hou Man, Mr. Ho Lok Fai, Mr. Leung King Yin, Kevin and Ms. Chung Yuen Tung, Jasmine; and the non-executive director of the Company is Mr. Lo Hing Hung (with Mr. Ip Ho Wang as his alternate); and the independent non-executive directors of the Company are Mr. Shek Lai Him, Abraham, GBS, JP, Mr. Chak Hubert, Mr. Yip Ka Kay and Mr. Tai Kwok Leung, Alexander.